

HISTORIC LANDMARK COMMISSION
JULY 28, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2014-0487
4001 Avenue H
Hyde Park

PROPOSAL

Construct a one-story sunroom addition connecting the existing one-story house and the two-story garage apartment; reconfigure the façade of the garage apartment.

PROJECT SPECIFICATIONS

The applicant proposes to construct a one-story sunroof addition between the existing one-story house and the two-story garage apartment behind it. The proposed addition will have hardi-plank siding, a composition shingle roof, and a ribbon of wood-frame fixed sash windows facing the street, and glazed doors opening into the back yard (away from the street) with a wood pergola over the doors. The existing wood-frame garage apartment will be reconfigured to provide garage doors facing the street where there are currently wood-frame windows and a door. The second story fenestration pattern will also be modified to line up more symmetrically with the proportions of the structure and the placement of the garage doors.

STANDARDS FOR REVIEW

The Hyde Park Design Standards state:

1.2: Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.

1.3: Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis. Do not give an existing contributing structure a “historic” appearance it never had. When developing plans for additions, porches, and other exterior alterations, look to other houses of similar vintage to see how these changes were made historically, and then use that information as a guide for developing an appropriate size, scale, and massing for a proposed exterior change.

3.1: Retain the historic façade of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible.

3.3: Repair or rehabilitate the original windows and screens. If replacing windows, use windows that approximate the size and match the scale, profile, appearance, and configuration of existing historic windows.

3.5: Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material. Metal roofs are also acceptable.

4.1: Construct additions so as to require the removal or modification of a minimum of historic fabric. Do not construct additions which will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and style of the existing house.

4.2: Locate new additions and alterations to the rear or rear side of the building so that they will be less visible from the street.

4.3: Make the pitch and height of the roof of the addition compatible to that of the existing house. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement. Use exterior siding materials on the addition which match or are compatible with that of the existing house.

4.4: Design additions to have the same floor-to-ceiling height as the existing house. Locate second story additions at least 15 feet back from the front house wall. Design additions so that they do not overwhelm the original building. Do not raise a first story to become a second story.

COMMITTEE RECOMMENDATIONS

Approve as proposed.

STAFF RECOMMENDATION

Approve as proposed. Although the proposal requires the removal of several windows on the ground floor of the garage apartment and the relocation of several on the second story, the overall effect of this proposed project is compatible with the historic character of the house and the historic district.



Existing garage apartment



Spatial relationship between the garage apartment and the existing house. The proposed one-story sunroom connector will be built between the two.